

October 25, 2006

JAVIER VAZQUEZ
8061 NW 155TH STREET
MIAMI LAKES , FL 33016

**RE: Public Hearing Application #Z2006000309
EUREKA BUILDERS 184, LLC**

Dear JAVIER VAZQUEZ :

In order to process the aforementioned public hearing application, the following items must be submitted to this office as soon as possible. Processing of this application will be withheld until the comments and deficiencies listed below have been addressed.

1. Clarify lot size. On the site plan the legend shows 300.55' x 163.20', the site plan shows 163'-2" x 304'-7". Please correct accordingly.
2. Must provide dimensions for each lot in the plans: lot width and lot depth.
3. A-O sheet shows 1.13 acres, L-1 shows 1.14 acres. Please correct accordingly.
4. Must provide the Safe Sight Distance Triangles at all ingress and egress on the landscape site plan. This area shall not contain obstructions to cross-visibility at a height of two and one-half (2.5) or more above the pavement, ground covers, shrubs, vines, hedges, trees, rocks, walls and fences. Please correct accordingly.
5. Number of trees required per net lot acre are 28. Please correct accordingly
6. Indicate the height of the building measured from grade to the highest point on the elevation plan.
7. Site plan must show ROW dedication. The right-of-way is calculated from toad center line to the inside of the property.
8. As per code section 33-124 (3) 2.25 parking spaces are required per townhouse. According to my calculations you need to provide 23 parking spaces. Please correct accordingly.
9. Aisle end parking spaces must have a 5 foot back-out.

If plans are requested above, submit one (1) complete set, along with a CD with PDF files.

If you have any questions regarding this matter, please do not hesitate to contact me. I can be reached by calling (305) 375-2640.

Sincerely,

A handwritten signature in black ink that reads "Victoria Saldez". The script is cursive and fluid, with the first name "Victoria" and last name "Saldez" written in a single line.

Maria Valdez
Zoning Hearings Section

DEFICIENCY LETTER